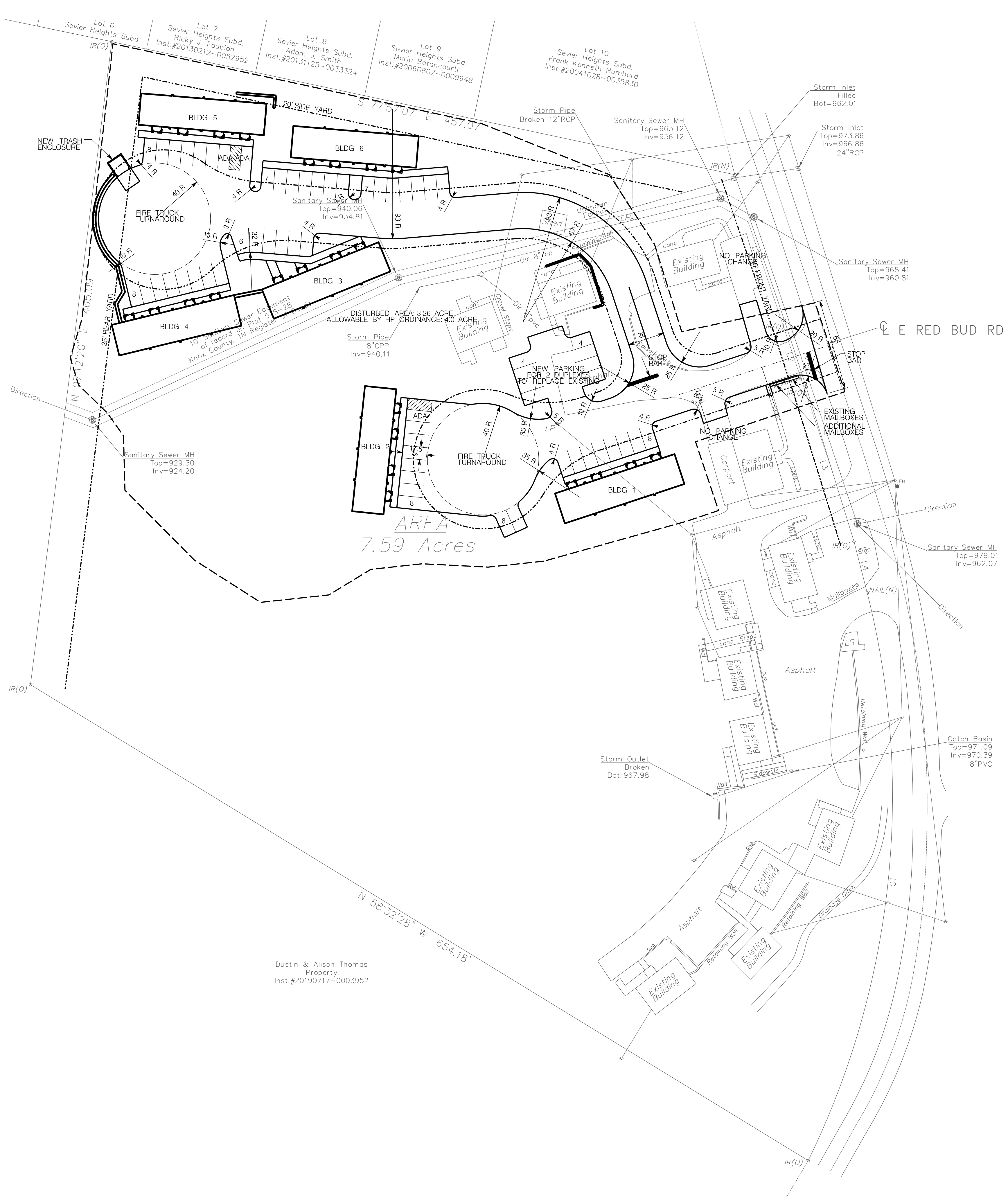
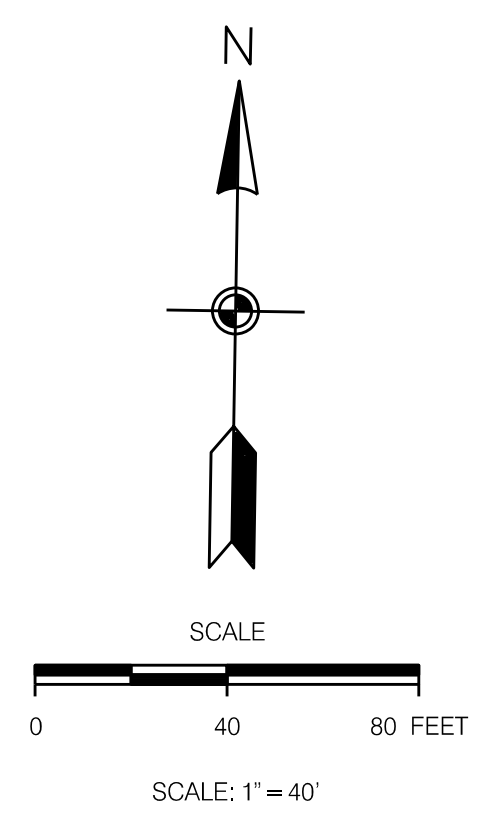




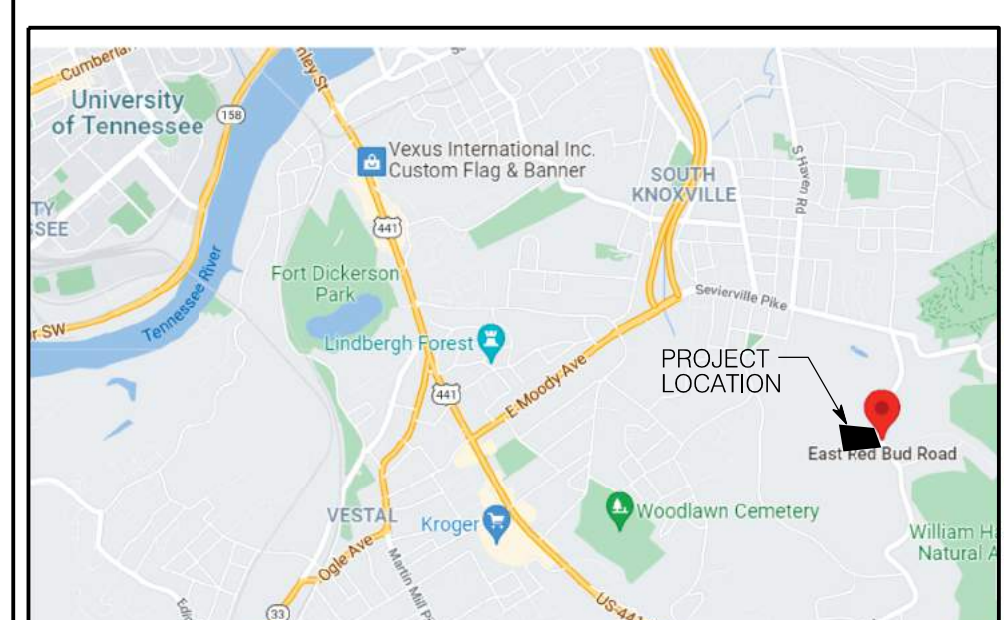
**GEORGE  
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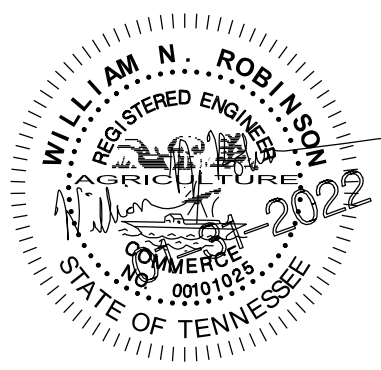
Dustin & Alison Thomas  
Property  
Inst. #20190717-0003952

**PROJECT DATA**  
USE: RESIDENTIAL - TOWNHOUSE  
ZONING: RN-4  
PARCEL: 109 KF05001  
PARKING SUMMARY:  
PARKING REQUIRED: 54 + REPLACE EXISTING LOST  
PARKING PROVIDED: 54 SPACES  
CALCULATION (CITY):  
RESIDENTIAL: 2.25 PER TOWNHOME  
  
SETBACKS:  
FRONT: 10'  
SIDE: 5'  
REAR: 25'  
  
PARCEL AREA: 6.93 AC  
IMPERVIOUS AREA: 1.47 AC



PROJECT LOCATION MAP - NOT TO SCALE

A NEW MULTIFAMILY RESIDENTIAL  
DEVELOPMENT FOR:  
REDBUD ROAD DUPLEXES  
1-B-22-SU  
KNOXVILLE, TN



CONCEPT LAYOUT PLAN

DATE: 31 JAN 2022  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: CHRISTINA

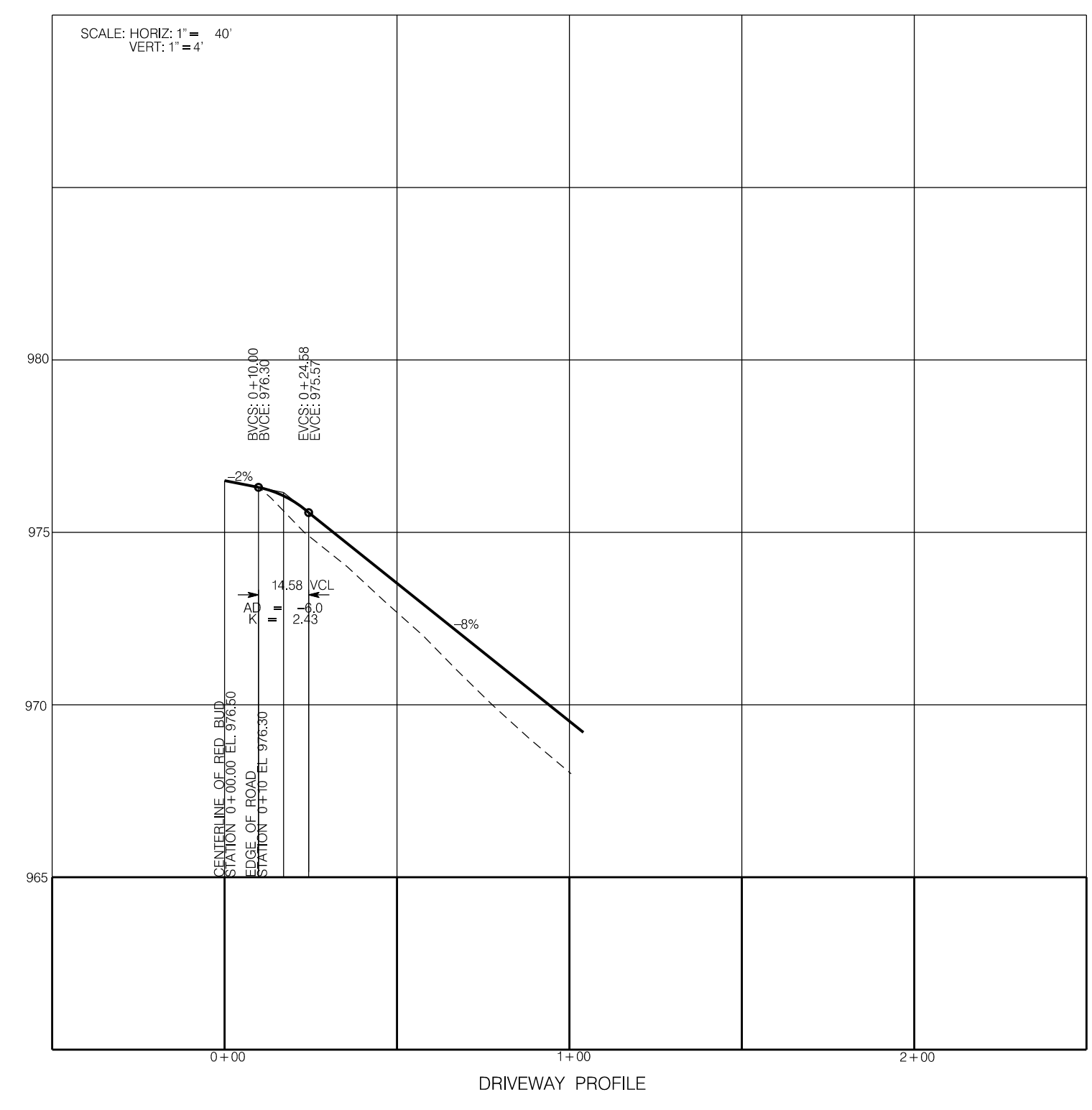
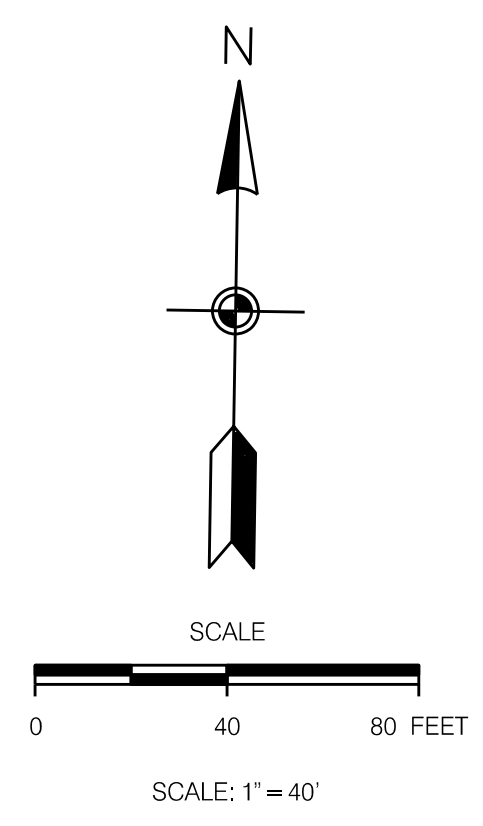
PL01

1-B-22-SU  
Revised: 2/2/2022

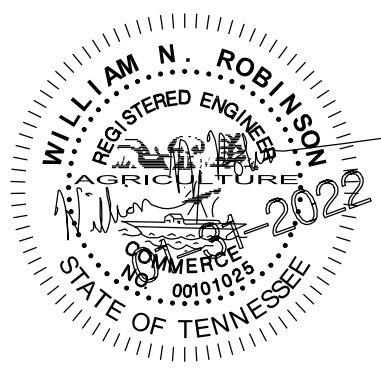


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A NEW MULTIFAMILY RESIDENTIAL  
DEVELOPMENT FOR:  
REDBUD ROAD DUPLEXES  
1-B-22-SU  
KNOXVILLE, TN



CONCEPT GRADING PLAN

DATE: 31 JAN 2022  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: CHRISTINA

1-B-22-SU  
Revised: 2/2/2022

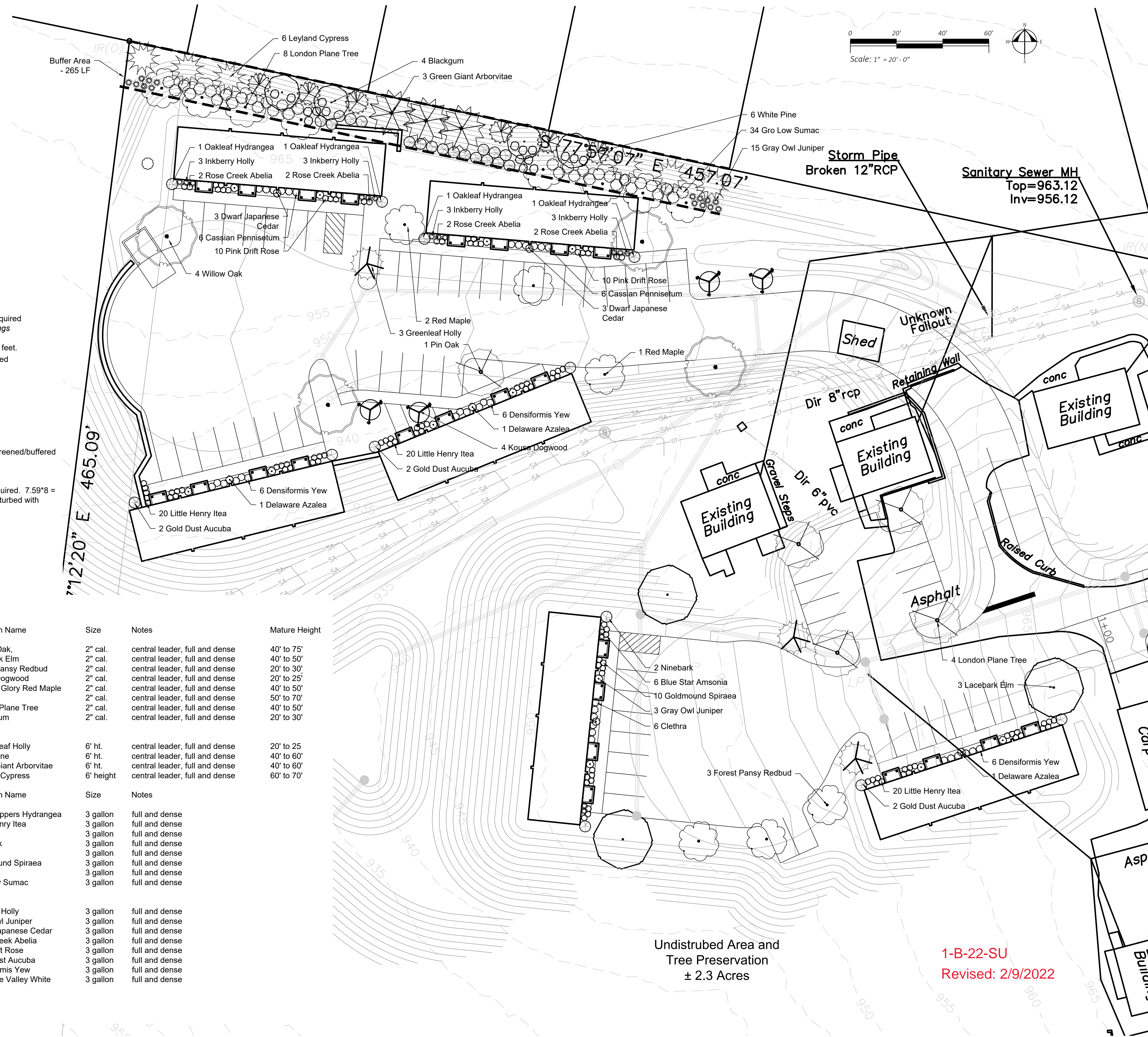
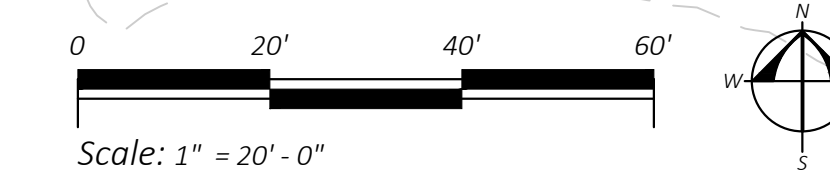
PL02



## Red Bud Road Apartments

747 East Red Bud Road

Knoxville Tennessee



### LANDSCAPE REQUIREMENT NOTES:

#### 12.5 PARKING LOT PERIMETER LANDSCAPE YARD

- N/A, no parking lots abut as ROW

#### 12.6 INTERIOR PARKING LOT LANDSCAPE

- 1 shade tree required in each parking lot island  
- 1 shade tree proposed in each parking lot island

#### 12.7 SITE LANDSCAPE

- One shrub for every three feet.  
- Each building has 90 LF of facade.  $\frac{90}{3} = 30$  shrubs required  
- 31 shrubs proposed for each of the 6 proposed buildings

Shade trees are required in the amount of one tree every 50 feet.

- Each building has 90 LF of facade.  $\frac{90}{50} = 2$  trees required  
- 2 trees proposed for each of the 6 proposed buildings

#### 12.8 BUFFER YARDS

- Class B buffer provided on north property line  
- 20' min width  
- 1 shrub every 3' (50% evergreen),  $\frac{20 \times 50}{3} = 89$  shrubs  
- 1 evergreen tree every 20',  $\frac{20}{20} = 1$  tree  
- 1 shade tree every 30',  $\frac{20}{30} = 9$  trees  
- No Class A buffer proposed where parking lots are screened/buffered by existing buildings or tree preservation areas

#### Trees

- Total property area = 7.59 acres. 8 trees per acre required.  $7.59 \times 8 = 61$  trees required. 52 trees proposed. 2.3 acres to be undisturbed with preservation of existing trees.

### PLANTING LEGEND:

Qty	Botanical Name	Common Name	Size	Notes	Mature Height
<b>Deciduous Trees</b>					
4	Quercus phellos	Willow Oak,	2" cal.	central leader, full and dense	40' to 75'
3	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	40' to 50'
3	Cercis canadensis	Forest Pansy Redbud	2" cal.	central leader, full and dense	20' to 30'
4	Cornus kousa	Kousa Dogwood	2" cal.	central leader, full and dense	20' to 25'
3	Acer rubrum	October Glory Red Maple	2" cal.	central leader, full and dense	40' to 50'
1	Quercus palustris	Pin Oak	2" cal.	central leader, full and dense	50' to 70'
12	Platanus x acerifolia	London Plane Tree	2" cal.	central leader, full and dense	40' to 50'
4	Nyssa sylvatica	Black Gum	2" cal.	central leader, full and dense	20' to 30'
<b>Evergreen Trees</b>					
3	Ilex opaca	Green Leaf Holly	6' ht.	central leader, full and dense	20' to 25'
6	Pinus strobus	White Pine	6' ht.	central leader, full and dense	40' to 60'
3	Thuja	Green Giant Arborvitae	6' ht.	central leader, full and dense	40' to 60'
6	Cupressus x leylandii	Leyland Cypress	6' height	central leader, full and dense	60' to 70'
<b>Deciduous Shrubs</b>					
4	Hydrangea quercifolia	Ruby Slippers Hydrangea	3 gallon	full and dense	
60	Itea virginica 'Sprich'	Little Henry Itea	3 gallon	full and dense	
12	Pennisetum alopecuroides	Cassian	3 gallon	full and dense	
2	Physocarpus opulifolius	Ninebark	3 gallon	full and dense	
6	Amsonia	Bluestar	3 gallon	full and dense	
10	Spiraea japonica 'Goldmound'	Goldmound Spiraea	3 gallon	full and dense	
6	Clethra alnifolia	Clethra	3 gallon	full and dense	
34	Rhus aromatica	Gro-Low Sumac	3 gallon	full and dense	
<b>Evergreen Shrubs</b>					
12	Ilex glabra	Inkberry Holly	3 gallon	full and dense	
18	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
6	Cryptomeria japonica 'nana globosa'	Dwarf Japanese Cedar	3 gallon	full and dense	
8	Abelia x chinensis	Rose Creek Abelia	3 gallon	full and dense	
20	Rosa meijocosa	Pink Drift Rose	3 gallon	full and dense	
6	Aucuba japonica	Gold Dust Aucuba	3 gallon	full and dense	
18	Taxus x media	Densiformis Yew	3 gallon	full and dense	
3	Rhododendron	Delaware Valley White	3 gallon	full and dense	

Undisturbed Area and Tree Preservation ± 2.3 Acres

1-B-22-SU  
Revised: 2/9/2022

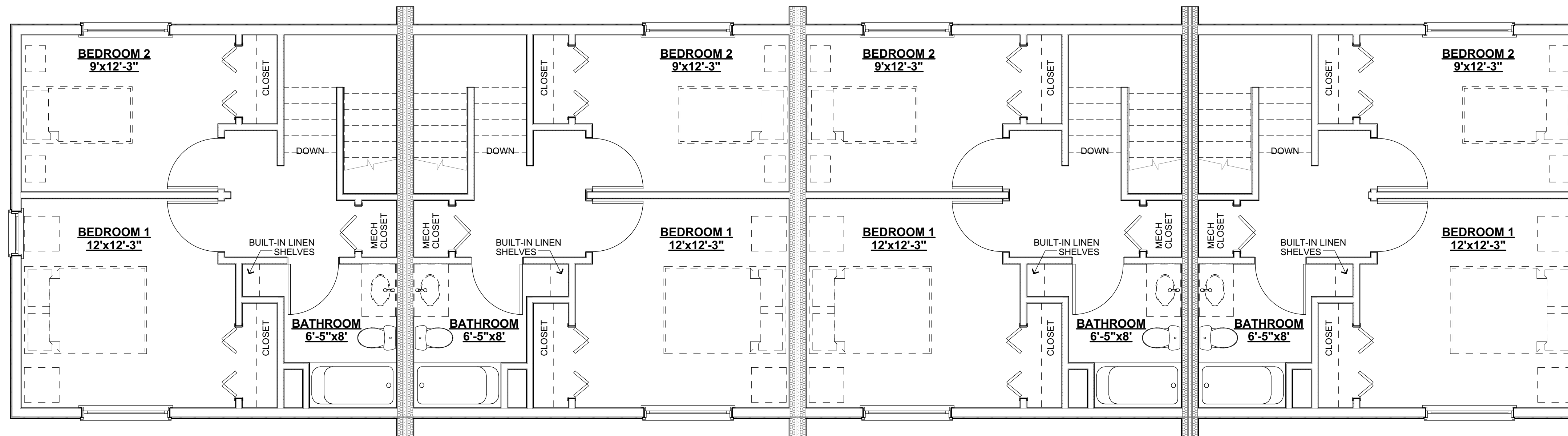
Submittal Record  
12.17.21 revised buffer and total tree count notes

Preliminary Plans  
Not for Construction

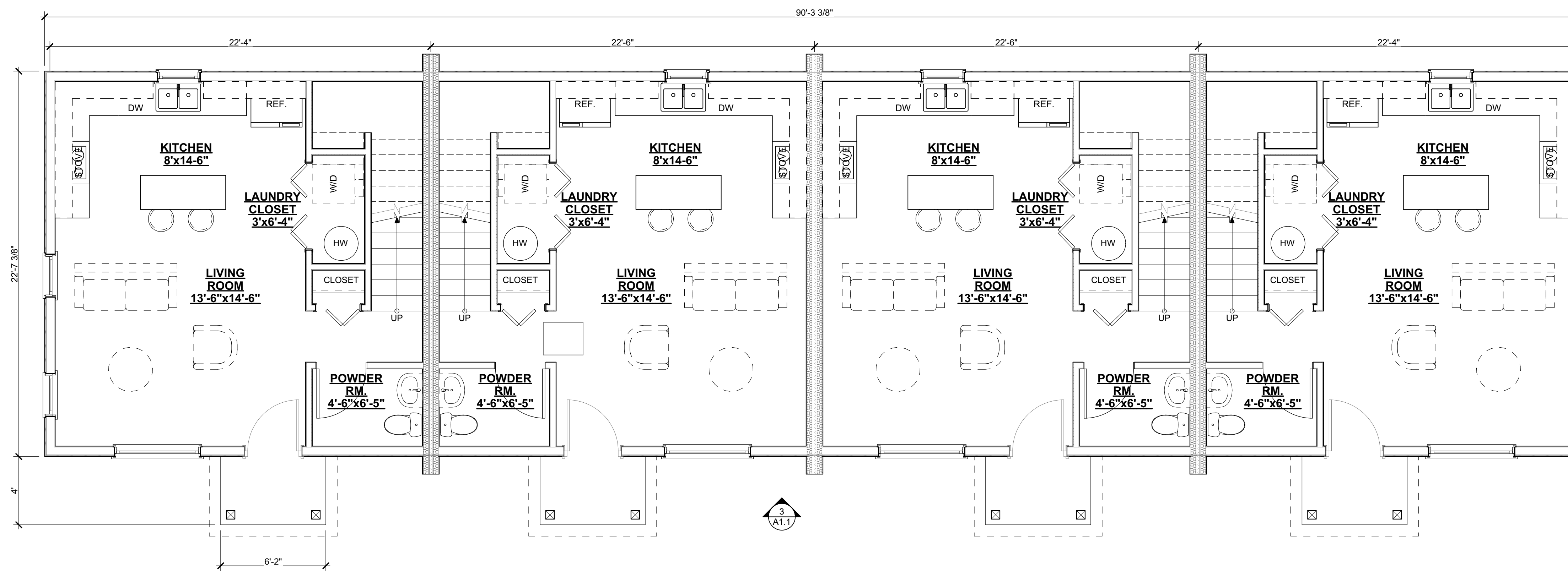
February 10, 2022

Landscape Plan

L100



**1** SCHEMATIC FLOOR PLAN - SECOND FLOOR  
 A1.1 SCALE: 1/4" = 1'-0"



**2** SCHEMATIC FLOOR PLAN - FIRST FLOOR  
 A1.1 SCALE: 1/4" = 1'-0"



**3** TOWNHOME FRONT ELEVATION  
 A1.1 SCALE: 1/8" = 1'-0"



**4** TOWNHOME SIDE ELEVATION  
 A1.1 SCALE: 1/8" = 1'-0" Revised: 2/2/2022



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NEW BUILDING FOR  
**REDBUD APTS**  
 REDBUD ROAD  
 KNOXVILLE, TN

PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION

SCHEMATIC FLOOR PLAN &  
 ELEVATIONS

DATE: 20 AUG 2021  
 PROJECT NO.: 20140  
 PROJECT MGR.: C.F.B.

**A1.1**

# City of Knoxville Department of Engineering Director Decision Memo

From time to time, the Director is tasked with making decision based on authority given in the Stormwater and Street Ordinance, Flood Damage Prevention and Control Ordinance, Streets and Sidewalks Ordinance (Ch. 23), etc. The purpose of this memo is to document the decision made for a given location and/or condition.

**Project name/location:**

Redbud Apartments – 747 E Redbud Road

**Type of decision needed:**

- Sidewalk Appeal

**Staff notes (CW):**

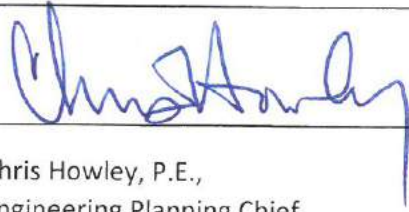
An expansion of an existing development is being proposed at the property noted above. This expansion would typically meet the standard for sidewalk along the ROW frontage of the property. Redbud, especially near the north end, is located in an area with significant topo challenges. The development team has requested the sidewalk requirement be waived at this location. Staff agrees with this request.


**Chief Recommendation:**

Approve Request. Location ~~is not~~ is not practical for a sidewalk extension.

**Director Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Chris Howley, P.E.,  
Engineering Planning Chief

 Date: 8-4-2021  
Harold Cannon, P.E.,  
Engineering Director